Prepared by:
Earl J. Porter, Jr., Atty: (cd)
214 Third Avenue North
Nashville, Tennessee 37201

TRUSTEE'S DEED

BOOK 7151 PAGE 151

Address New Owner:	Send Tax Statement to:	Map-Parcel
Mai W. Demonbreun 5637-B Ridge Road Joelton, Tenn. 37080	L.A. Newman & Co. Inc., 107-3rd Ave. North Nashville, Tenn. 37201	060-16-0-141.00 F.Bk. 12DZ 07480

WHEREAS, by a Deed of Trust dated January 20, 1976, and recorded in Book 4990 page 282, Register's Office, Davidson County, Tennessee, Alan W. Demonbreun and wife Janet R. Demonbreun conveyed to Billy C. Donnell, Trustee, the hereinafter described property to secure therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Billy C. Donnell, Trustee, to sell said property in satisfaction of the indebtedness;

WHEREAS, I, Billy C. Donnell, Trustee, did give twenty days' notice of the time, place, and terms of the sale by an advertisement in three weekly publications in THE NASHVILLE RECORD, a newspaper published in the County where the land hereinafter described is situated, said advertisement appearing in the editions of said newspaper under the dates of January 29, February 5, and February 12, 1987, stating that on February 20, 1987, at the South Door of the Court House in Nashville, Davidson County, Tennessee, at 12 O'clock, noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exceptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid taxes, and

WHEREAS, on Friday, February 20, 1987 at the time and place stated in said advertisement, and on said terms, I, Billy C. Donnell, Trustee, offered said property for sale at public outcry and sold said property to Mai W. Demonbreun for THIRTY THOUSAND TWO HUNDRED AND 00/100 DOLLARS ($30,200.00), which amount was the highest, best, and last bid. Paid by crediting said purchase price on the unpaid balance of the indebtedness, also assumption of first mortgage balance and material lien for a new roof and all foreclosure costs.

NOW, THEREFORE, in consideration of the sum of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Billy C. Donnell, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto said Mai W. Demonbreun, her heirs and assigns, the following described tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly margin of Lot No. 90 on the map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County, described as follows;

Beginning on the southerly margin of Capitol View Avenue (Drive), at the corner of Lots Nos. 89 and 90 on said plan; thence with the southerly margin of said Avenue (Drive), eastwardly 98 feet to the northwest corner of that part of Lot No. 90 conveyed to Leslie Singleton and wife, by deed from Odell Craighead and wife, of record in Book 2294, page 581, said Register's Office; thence with the said Singleton's western boundary line, southwardly 338 feet, more or less, to said Singleton's southwest corner; thence westwardly 83 feet to the southeast corner of said Lot No. 89; thence with the line between said Lots Nos. 89 and 90, northwardly 342.7 feet to the beginning.

Being the same property conveyed to Alan W. Demonbreun and wife, Janet R. Demonbreun, by deed from Billy C. Donnell and wife, Clara W. Donnell, of record in Book 4990, page 278, Register's office for said County.

Also being the same property conveyed to Alan W. Demonbreun from Janet R. Demonbreun in record of Book 5207 page 964, Register's Office for Davidson County. Deed Book 5207 page 964 R.O.D.C.

This property is improved and known as 216 Capitol View Avenue (Drive) Nashville, Tenn. 37207.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the said Mai W. Demonbreun, her heirs and assigns forever, but subject to any and all unpaid taxes, and purchaser agrees to assume and pay first mortgage Installment Deed, loan of record in Book 4990 page 278 R.O.D.C.

And I do further transfer and assign unto the said Mai W. Demonbreun, all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can, or should do, but I convey and assign as Trustee and not any further or otherwise.

Witness my hand on this the 23rd day of February 1987.

BOOK 7151 PAGE 152

Billy C. Donnell Trustee

Trustee
Billy C. Donnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Millburn L. Jackson a Notary Public in and for said County and State, the within named Billy C. Donnell, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in said County and State, this the 23rd day of February 1987.

Millburn L. Jackson
Notary Public

My commission expires: 10-24-1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,200.00.

Billy C. Donnell
(Affiant)

Subscribed and sworn to before me, this the 23 day of Feb., 1987

Millburn L. Jackson
Notary Public

My commission expires: 10-24-1988

98518

IDENTIFICATION REFERENCE

FEB 27 [illegible] '87

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7151 PAGE 153

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

3020 . 0- CMIT.
84.50 STAX
.50 RFEE
6.00 MTG
CHECK 91.06-
002AUG-7767 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 8 5 1 8

IDENTIFICATION REFERENCE

FEB 27 4 19 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 51072